

House Engrossed

FILED

**JANICE K. BREWER
SECRETARY OF STATE**

State of Arizona
House of Representatives
Forty-seventh Legislature
Second Regular Session
2006

CHAPTER 90

HOUSE BILL 2060

AN ACT

AMENDING SECTION 28-8484, ARIZONA REVISED STATUTES; RELATING TO MILITARY
AIRPORT DISCLOSURE.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 28-8484, Arizona Revised Statutes, is amended to
3 read:

4 28-8484. Military airport disclosure; residential property

5 A. Any public report issued after December 31, 2001 pursuant to
6 section 32-2183 or 32-2195.03 applicable to property that is located within
7 territory in the vicinity of a military airport shall include the following
8 statements:

9 1. That the property is located within territory in the vicinity of a
10 military airport.

11 2. If the state real estate department has been provided the registry
12 of information described in section 28-8483, that the state real estate
13 department maintains a registry of information, including the maps of
14 military flight operations provided by the military airport, pursuant to
15 section 28-8483 and, if provided to the department, the map prepared by the
16 military airport pursuant to subsection B of this section.

17 3. If the state real estate department has been provided the registry
18 of information described in section 28-8483, that the information is
19 available to the public on request.

20 B. Each military airport may provide the state real estate department
21 and each political subdivision with territory in the vicinity of the military
22 airport with a map that is in electronic form and that is eight and one-half
23 inches by eleven inches in size showing the exterior boundaries of each
24 territory in the vicinity of a military airport and the exterior boundaries
25 of each high noise or accident potential zone. The state real estate
26 department shall work closely with each military airport and political
27 subdivisions with territory in the vicinity of a military airport as
28 necessary to create a map that is visually useful in determining whether
29 property is located in or outside of a territory in the vicinity of a
30 military airport or in or outside of a high noise or accident potential zone.

31 If there are changes to the map, the military airport shall notify the state
32 real estate department and political subdivisions of the changes and shall
33 provide a new map in electronic form. If a new map is provided, the
34 department and the political subdivisions shall include the map in the
35 registry of information maintained pursuant to section 28-8483. The map
36 shall be included in public reports issued pursuant to section 32-2183 or
37 32-2195.03, and the map shall be available to the public on request.

38 C. For any lot reservation or conditional sale that occurs before the
39 issuance of a public report, the disclosure statements listed in subsection A
40 of this section shall be included within the reservation document or
41 conditional sales contract.

42 D. This section does not require the amendment or reissuance of any
43 public report issued on or before December 31, 2001 or the amendment or
44 reissuance of any reservation document or conditional sales contract accepted
45 on or before December 31, 2001.

1 E. FROM AND AFTER DECEMBER 31, 2006, A SELLER OF RESIDENTIAL REAL
2 ESTATE SHALL PROVIDE A WRITTEN DISCLOSURE TO THE PURCHASER IF THE PROPERTY IS
3 LOCATED IN TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY
4 MILITARY FACILITY AS DELINEATED ON A MAP PREPARED BY THE STATE LAND
5 DEPARTMENT PURSUANT TO SECTION 37-102 PRIOR TO THE TRANSFER OF TITLE. THIS
6 SUBSECTION DOES NOT REQUIRE ADDITIONAL DISCLOSURE BY A SELLER OF RESIDENTIAL
7 REAL ESTATE THAT HAS ALREADY PROVIDED THE DISCLOSURE IN A PUBLIC REPORT
8 PURSUANT TO SECTION 32-2183 OR 32-2195.05.

APPROVED BY THE GOVERNOR APRIL 11, 2006.

FILED IN THE OFFICE OF THE SECRETARY OF STATE APRIL 11, 2006.

